

THE CITY OF CLAYTON

Board of Aldermen Meeting
City Hall – 10 N. Bemiston Avenue
February 12, 2013
7:00 p.m.

Minutes

Mayor Goldstein called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, Mark Winings, Joanne Boulton, and Alex Berger III.

Mayor Goldstein
City Manager Owens
City Attorney Heinz

Mayor Goldstein asked for any questions or comments relating to the January 22, 2013 minutes, which were previously provided to the Board.

Alderman Garnholz moved to approve the January 22, 2013 minutes. Alderman Maddox-Dallas seconded the motion.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

Mayor Goldstein acknowledged that there was a member of the Mayor's Youth Advisory Committee in the audience.

AN ORDINANCE TO APPROVE REZONING AND A PLANNED UNIT DEVELOPMENT FOR THE HAMPTON INN PROJECT LOCATED AT 216 NORTH MERAMEC AVENUE

Alderman Harris moved that the Board open the public hearing with regard to Bill No. 6376, to consider approving rezoning 216 N. Meramec Avenue from C-2 "General Commercial District" to a Planned Unit Development District and Bill No. 6377, to consider approving a development plan for RBP Clayton, LLC and request proof of publication. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that this is a public hearing to consider approving an ordinance rezoning the subject property from C-2 General Commercial District to a Planned Unit Development (PUD) District and a subsequent ordinance approving a Planned Unit Development for a mixed-use project to be known as Hampton Inn and Suites at 216 North Meramec Avenue. This memorandum analyzes both the rezoning and PUD applications because they are interrelated; however, separate ordinances have been prepared for each.

The proposed mixed-use project consists of the addition of a fifth story onto the existing four-story structure. Substantial interior renovations are also proposed, including upgrading fire protection by

installing a sprinkler system in the building and bringing the building into conformance with ADA accessibility requirements. The total square footage of the structure once renovation is complete will be 63,195 square feet and will contain 106 hotel rooms and a 2,485-square-foot public restaurant.

In 2008, the Board of Aldermen approved a similar request for a hotel project. That project also included a fifth story addition to accommodate a 119 room hotel with a public restaurant. The project was never constructed, the Planned Unit Development expired, and the property reverted back to its original zoning designation of C-2 "General Commercial District".

Because this is an existing building, impervious coverage on the site will increase by a nominal 0.31-percent and the existing storm water run-off will not increase as a result of this project.

In 2008, traffic impacts were reviewed by Parsons/Brinckerhoff and they concluded that the additional square footage associated with the project was not sufficient to warrant a traffic study. Because the current proposal will include 13 fewer hotel rooms than what was approved in 2008, staff determined that a traffic study would not be required.

The City's Zoning Regulations requires that hotels provide $\frac{3}{4}$ parking spaces for every hotel room, in addition to one parking space for every 300 square feet of office or meeting space. Restaurants within hotels are not required to provide additional off-street parking. For this project, a total of 86 off-street parking spaces and three loading spaces are required; 74 parking spaces are being proposed. The applicant is also proposing to use two existing parking meters on North Meramec Avenue for valet parking and drop-off for hotel guests. This is subject to approval by the Director of Public Works and will require the issuance of a Valet Parking Permit. Dedicated loading spaces will not be provided.

The Board of Alderman may modify the number of required parking spaces through the Planned Unit Development Process. The project has a deficiency of 12 parking spaces and 3 loading spaces. Providing the required amount of parking and loading spaces can be extremely difficult for older, non-conforming buildings. This section of North Meramec Avenue is comprised mostly of office buildings that generate little demand for on-street parking. This results in ample on-street parking spaces that can be used by hotel guests and visitors. Therefore, staff supports waiving the requirement of 86 parking spaces and finds that the 74 proposed parking spaces are sufficient for this use.

The existing street trees will be removed and City streetscape will be installed along North Meramec Avenue per the standards established by the City of Clayton's Public Works Department.

The Downtown Clayton Master Plan encourages mixed-use buildings of varying scales and density. The Plan divides Downtown into six districts and provides specific recommendations for each of these areas. The subject property is located in the Meramec Gateway District, which encourages lower density mixed uses that provide a gateway into Downtown Clayton while respecting the adjacent residential neighborhood. Staff is of the opinion that the proposed use of this site as a mixed-use hotel and restaurant building is in compliance with the land use goals of the Downtown Clayton Master Plan.

Chapter 405 (Zoning Regulations), Article X (Planned Unit Development), stipulates that planned unit developments are a distinct zoning district and therefore, a rezoning to a Planned Unit Development is required. Commercial Planned Unit Development zoning is allowed in all commercial districts including C-2 (the location of the hotel with public restaurant).

Hotels with public restaurants are eligible for consideration of a Planned Unit Development, provided that the site exceeds 50,000 square feet in size and is unable to meet established zoning criteria. The proposed 2.66 floor area ratio (FAR) for the project exceeds the maximum FAR of 1.5 in the C-2 Zoning District and the on-site parking is deficient by 12 spaces.

While this project is somewhat difficult to evaluate since it is an existing building and not a new development, staff observes these public benefits as outlined in Article X “Planned Unit Development District”, Section 405.1380 “Public Benefit” of the City’s Zoning Regulations:

- Garage entryways by virtue of their location, materials and design blend with the architecture of the surrounding neighborhood;
- Extensive use of high quality building materials that would add significant value to the property and benefit the adjacent properties;
- Provision of new public infrastructure including, but not limited to streets, curbs, sidewalks, sanitary sewers, storm water sewers, lighting and public parking.

The reuse of the existing building as a hotel and restaurant will bring new activity to this area of Downtown and greatly enhance the appearance and functionality of the property. The existing structure has been vacant for several years, and does not meet current Fire Codes or ADA standards. The renovation will upgrade the building’s interior to meet current code provisions. Because the property has been used as a hotel in the past, the reuse as a Hampton Inn and Suites will not adversely impact traffic.

The City Plan Commission considered the rezoning to Planned Unit Development and the Planned Unit Development at their January 7, 2013 meeting and voted to recommend approval with the following conditions:

1. That the hotel be branded as Hampton Inn and Suites. Any other brand must receive written approval by the Board of Aldermen;
2. That a public restaurant be part of the project and continue throughout the life of the hotel use;
3. That the applicant provide an escrow for the material and labor to install two single lamp and two roadway decorative streetscape street lights prior to the issuance of the building permit;
4. The site engineer shall develop full streetscape plans prior to the issuance of the building permit;
5. The applicant shall prepare and submit an underground easement for the existing underground garage structure located within the City’s Right-of-Way and an aerial easement for proposed private facilities as shown in Exhibit A located in the right-of-way to the Public Works Department for Board of Aldermen approval prior to the issuance of the building permit;
6. The applicant shall amend the landscaping plan to reflect the following changes for staff review and approval prior to the issuance of a building permit:
 - a. The Yews proposed for the existing planters along the south property line shall be replaced with an alternative evergreen shrub (preferably Boxwood);
 - b. The applicant shall provide a tree tabulation chart for the trees being removed, saved and replaced; and,
 - c. The applicant shall pay \$2,580 to the City’s Forestry Fund for tree caliper deficiency or provide a revised landscape plan that accommodates the required tree replacement on-site.

Recommendation is to conduct a public hearing and consider approving the ordinances granting a rezoning and Planned Unit Development to RBP Clayton, LLC for the Hampton Inn & Suites at 216 North Meramec Avenue.

Mr. Mike Mullinex, RBP Clayton, LLC, owner, addressed the Board stating that he is very excited to be in Clayton and that this would be their 15th hotel project with 7 hotels within the St. Louis area. He said that all of their hotel projects to date are with The Marriot and Hilton and are pleased to be a franchisee of those companies and noted that he is a long-term owner and still owns the first hotel he built in 1995.

Mr. Mullinex provided a brief summary and overview of the project. He stated that the Daniele building has been closed since 2007, vacant building, 82 rooms, four stories. He is excited to come before the city to update and bring back-to-life the empty building. They plan on bringing the Hilton flag, of which the Hampton Inn is an affiliate, to the building. the hotel will have a first floor restaurant of 2,485 square feet. They will be adding a fifth floor which will allow them to have the inn and suites designation which is very important for the upscale end of the Hampton Inn & Suites chain. This type of product is beneficial to the Clayton area because according to a market study of the St. Louis area demands for this type of product, for both business and leisure, most consumers were going to hotels in other surrounding communities. They are planning to transform the building from what it is today to a more modern condition and to meet the Hilton standard. He wanted the Board to be aware that they have complete financing in place for the project.

In response to the Alderman Boulton's question, Mr. Mike Mullinex, RBP Clayton, LLC, owner, stated that the restaurant (dining) will be located on the first floor of the hotel and he showed the location of it on the PowerPoint presentation.

In response to Alderman Harris' question, Mr. Mullinex explained that the current building has a metal panel in the existing concrete band that will be preserved within the building's design.

In response to Alderman Boulton's question, Mr. Mullinex stated that the hotel is planned to open in February 2014 with rates starting at \$135 - \$140 per night.

Alderman Harris moved that the Board close the public hearing with regard to Bill No. 6376 and Bill No. 6377. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6376, to consider approving rezoning 216 N. Meramec Avenue from C-2 "General Commercial District" to a Planned Unit Development District to be read for the first time by title only. Alderman Maddox Dallas seconded.

City Attorney Heinz reads Bill No. 6376, an ordinance providing for the rezoning of certain property located at 216 North Meramec Avenue from C-2 General Commercial District to a Planned Unit Development District, and providing for the change in the zoning map of the City of Clayton, Missouri; and other actions related thereto for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6376, to consider approving rezoning 216 N. Meramec Avenue from C-2 "General Commercial District" to a Planned Unit Development District to be read for the second time by title only. Alderman Maddox Dallas seconded.

City Attorney Heinz reads Bill No. 6376 for the second time; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6255 of the City of Clayton.

Alderman Harris introduced Bill No. 6377, to consider approving a development plan for RBP Clayton, LLC to be read for the first time by title only. Alderman Maddox-Dallas seconded.

City Attorney Heinz reads Bill No. 6377, an ordinance approving the Development Plan of RBP Clayton, LLC for the Hampton Inn & Suites Project therefore, subject to the requirements set forth in the Code of Ordinances of the City of Clayton, Missouri; and other actions related thereto for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6377, to consider approving a development plan for RBP Clayton, LLC to be read for the second time by title only. Alderman Maddox-Dallas seconded.

In response to Alderman Berger's question, Mr. Mullinex explained that they are planning on developing staging plans for the construction trucks and will not encroach upon the residential neighborhood. They will utilize the innerbelt and also Ladue Road. He also added that they will reserve two parking meters for their plans to have a drop-off valet service.

City Attorney Heinz reads Bill No. 6377 for the second time; Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6256 of the City of Clayton.

AN ORDINANCE TO CONSIDER A PETITION TO ESTABLISH THE DANIELE COMMUNITY IMPROVEMENT DISTRICT, DECLARING PROPERTY WITHIN THE DISTRICT AS BLIGHTED AND APPROVING A REDEVELOPMENT AGREEMENT

Alderman Harris moved that the Board open the public hearing with regard to Bill No. 6378, to consider approving a petition requesting the formation of the Daniele Community Improvement District and to approve a Redevelopment Agreement and request proof of publication. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

City Manager Owens reported that RPB Clayton LLC (the "Developer") intends to redevelop the former Daniele Hotel, located at 216 N. Meramec Avenue, into a Hampton Inn & Suites. To assist in financing this redevelopment, the Developer has petitioned the City to create a Community Improvement District (the "CID") on the hotel site pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo. (the "CID Act"). The CID will impose an additional 1% sales tax on the hotel (including hotel room, restaurant and gift shop sales) and an additional \$3.00 per occupied room per night special assessment. The CID will use the revenues from the sales tax and special assessment to reimburse the Developer for certain eligible redevelopment costs. The attached ordinance:

- Approves the petition to establish the CID;
- Appoints a Board of Directors for the CID;

- Declares the property within the CID to be blighted pursuant to the CID Act;
- Directs the City Clerk to notify the Department of Economic Development that the CID has been established (as required by the CID Act); and
- Approves a Redevelopment Agreement among the City, the Developer and the CID.

The petition to establish the CID defines the basic scope of the CID, including its boundaries and its ability to seek voter approval of the aforementioned CID sales tax and special assessment (in this case, the CID Act provides that the only qualified voter to vote on these matters is the Developer, as the sole property owner within the CID). If the attached ordinance is passed, the CID will be established as a separate political subdivision and will be a separate legal entity from the City.

The CID will be governed by a five-member board of directors appointed by the Mayor with the consent of the Board of Aldermen. Only registered voters residing within the CID and the authorized representatives of property owners within the CID may be appointed to the Board of Directors. In this case, the Developer is the sole property owner within the CID and has designated the five persons named in the attached ordinance to be considered for appointment to the board of directors.

The blight finding is supported by a study prepared by the Developer's consultant, Development Dynamics. The City's attorneys have reviewed this study and believe that it presents sufficient evidence for the Board of Aldermen to make a blight finding. Pursuant to the CID Act, the blight finding will give the CID certain additional powers, including the ability to reimburse the Developer for costs associated with demolition and rehabilitation of the existing hotel building. Without the blight finding, the CID would only be allowed to finance public improvements, such as streets and sidewalks.

The CID Act requires the City Clerk to report the creation of the CID to the Department of Economic Development. The attached ordinance will authorize the City Clerk to make such notification.

The Redevelopment Agreement covers the following key business terms:

- The CID will reimburse the Developer for up to \$2,250,000 of eligible project costs.
- The reimbursement will be structured in the form of a CID Note issued by the CID to the Developer. The revenues from the CID sales tax and special assessment will be used to pay the principal of and interest on the CID Note as such revenues are generated. The term of the CID Note will be 20 years from the date of its issuance.
- The CID will terminate after the CID Note is paid off.
- The new hotel will be operated as a Hampton Inn & Suites (or similar quality hotel) for as long as the CID sales tax or special assessment is imposed.
- The Developer will cover the City's costs associated with establishing the CID and negotiating the Redevelopment Agreement.
- The Developer will provide a broad indemnification of the City.

City Manager Owens noted that a revised agreement was provided to the Board as a handout at tonight's meeting. Recommendation is to approve the ordinance.

In response to Alderman Berger's question, Mr. Mark Grimm, attorney, stated that once the CID is formed it will then be considered as a separate political subdivision which the City would have a very limited role after the formation. The CID sales tax revenue will go directly from the Department of Revenue to the CID and will not pass through the City. The CID is obligated to provide its audit and budget to the City for informational purposes only.

Ms. Lauren Irving, resident at Clayton Square Apartments, 220 N. Meramec, the building that connects with the project address. She addressed the Board with her concerns on the hotel's plans regarding the 74 parking spaces and 106 rooms. She stated that her apartment building has 48 units and there is also a building across the street. She wanted to know if there were any plans to disconnect the hotel parking and the apartment parking because the tenants also take up street parking.

City Manager Owens explained that the connection that currently exists from the garage into the apartment building's parking lot will be removed with this project. It is expected to be a separation and no issues with traffic flow in either direction.

Alderman Harris moved that the Board close the public hearing with regard to Bill No. 6378. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6378 to consider approving a petition requesting the formation of the Daniele Community Improvement District and to approve a Redevelopment Agreement to be read for the first time by title only. Alderman Maddox-Dallas seconded.

City Attorney Heinz reads Bill No. 6378, an ordinance of the City of Clayton, Missouri, approving a petition requesting the formation of the Daniele Community Improvement District; declaring the property within said District a blighted area under the Community Improvement District Act; establishing the District as a political subdivision of the State of Missouri; directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District; approving an agreement among the City, the Daniele Community Improvement District and RBP Clayton LLC; authorizing certain actions in connection therewith; and containing a severability clause for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6378 to consider approving a petition requesting the formation of the Daniele Community Improvement District and to approve a Redevelopment Agreement to be read for the second time by title only. Alderman Maddox-Dallas seconded.

City Attorney Heinz reads Bill No. 6378 for the second time; Alderman Harris – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye. The Bill was adopted and became Ordinance No. 6257 of the City of Clayton.

Mayor Goldstein expressed that she was delighted to have the new hotel in the community.

A MOTION TO APPROVE A LIQUOR LICENSE TO SELL ALL KINDS OF INTOXICATING LIQUOR AT RETAIL BY THE DRINK, INCLUDING SUNDAYS FOR SPREZZATURA, LLC DBA THE LIBERTINE LOCATED AT 7927 FORSYTH BLVD

City Manager Owens reported that Sprezzatura, LLC is requesting a liquor license to sell all kinds of intoxicating liquor at retail by the drink, including Sundays, at 7927 Forsyth Boulevard under the name The Libertine.

The Police Department has completed its review of the application and supports the issuance of the requested license. The Planning and Development department has also approved the application with no objections.

The applicant has chosen not to submit a petition from surrounding property owners and first floor tenants. As a result, they are aware that this application must have a super majority vote of five Board members in order to be approved. Staff has requested that a representative be in attendance at the meeting.

In response to Mayor Goldstein's question, Mr. Nick Ludy, owner, stated that he plans to open the first week of May.

Alderman Harris moved to approve a liquor license for The Libertine. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

MOTION TO APPROVE A LIQUOR LICENSE TO SELL 5% BEER AND NOT TO EXCEED 14% WINE AT RETAIL BY THE DRINK, INCLUDING SUNDAYS FOR BRENT & BETHANY MILLER, LLC DBA ZPIZZA LOCATED AT 7600 WYDOWN BOULEVARD

City Manager Owens reported that Brent & Bethany Miller, LLC is requesting a liquor license to sell 5% beer and not to exceed 14% wine at retail by the drink, including Sundays, at 7600 Wydown Blvd. under the name ZPizza.

The Police Department has completed its review of the application and supports the issuance of the requested license. The Planning and Development department has also approved the application with no objections.

The applicant has chosen not to submit a petition from surrounding property owners and first floor tenants. As a result, they are aware that this application must have a super majority vote of five Board members in order to be approved. Staff has requested that a representative be in attendance at the meeting.

In response to Mayor Goldstein's question, Mr. Brent Miller stated that they are expected to have four to five employees.

Alderman Harris moved to approve a liquor license for Z Pizza. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

MOTION TO APPROVE A LIQUOR LICENSE TO SELL 5% BEER AND NOT TO EXCEED 14% WINE AT RETAIL BY THE DRINK, INCLUDING SUNDAYS FOR SHARON K. HALL DBA SIP SALON LOCATED AT 7818 FORSYTH BOULEVARD

City Manager Owens reported that Sharon K. Hall is requesting a liquor license to sell 5% beer and not to exceed 14% wine at retail by the drink, including Sundays, at 7818 Forsyth Boulevard under the name Sip Salon.

The Police Department has completed its review of the application and supports the issuance of the requested license. The Planning and Development department has also approved the application with no objections.

The applicant has chosen not to submit a petition from surrounding property owners and first floor tenants. As a result, they are aware that this application must have a super majority vote of five Board members in order to be approved. Staff has requested that a representative be in attendance at the meeting.

Ms. Sharon Hall was in attendance to answer any questions that the Board may have.

Alderman Harris moved to approve a liquor license for Sip Salon. Alderman Maddox-Dallas seconded.

The motion passed unanimously on a voice vote.

FY2012 4TH QUARTER FINANCIAL REPORT

Ms. Janet Watson, Director of Finance, gave a brief summary on the City's FY2012 4th Quarter Financials. A report was previously provided to the Board.

Other

Mayor Goldstein announced that former Mayor Richard Stith passed away. A memorial service is scheduled for February 23rd at Xavier College (St. Louis University) and she will offer to his family a police and fire salute.

Mayor Goldstein reminded the Board that they have had some conversation with regard to illegal guns and possibly demand a plan. She has sent out a draft resolution via email requesting the Board to think about whether they would like to consider the resolution to possibly place this on the next agenda. The resolution is asking for support of the National Instant Criminal Background Check System, essentially increased reporting of mental health and other relevant records into the NICS database and also the prohibition of assault weapons. The resolution goes through various tragedies over the years where numerous people have lost their lives because of gun owners who did not get a background check or purchase guns illegally. The resolution will address major flaws in the nation's background check system by improving compliance with Federal record reporting requirements. She stressed that she would like to include the support of the resolution on the next Board agenda.

Alderman Garnholz commented that she supports the principle of the initiative, but noted that she didn't recall seeing anything about mental health reporting in the resolution.

Mayor Goldstein explained that essentially if a gun is purchased outside of a retail store a background check is not required, which the initiative would try to fix those types of gaps.

Alderman Harris thanked the Mayor for getting involved with the Mayor's Against Illegal Guns group. She said that she viewed the website and noticed that there are only four municipalities in the area that are participating and thinks that Clayton is doing something that could possibly motivate others to follow suit.

Mayor Goldstein noted that there are 850 communities participating nationwide, but only four in the State of Missouri.

Alderman Harris gave a brief update on the Parks & Recreation Commission. She said that (1) the ice rink has been experiencing a record breaking attendance this season; (2) notice was received that the Clayton Century Foundation (CCF) will fund the ice rink design overlay; (3) Parks and Recreation staff is moving forward with eliminating little kid sports.

Alderman Winings reported that on January 30 the CCF held their quarterly Board meeting. There are two new board members, Carol Klein and Holly Benson. Gary Feder was re-elected as President, Judy Goodman was elected as Vice-President, Scot Boulton as Secretary; and Gary Krosch as Treasurer.

Patty DeForrest confirmed that the bids were sent out today for the dog park fence and that she would provide a report regarding the Enterprise Pavilion project.

Alderman Boulton reported that she attended the Sustainability Committee meeting last week and they discussed that they would like to be more proactive about looking into different issues and bringing more items to the Board of Aldermen.

Alderman Boulton attended the Non-Uniformed Employee Retirement Fund meeting this week and she reported that the funds are up and the City is meeting its actuarial return over time. The Committee is considering changing one of the funds due to long-term under performance.

Alderman Berger reported that he attended the meeting of the Uniformed Employees Retirement Fund. They reviewed quarterly statements and looking at the three year performance they are showing very, very good results. There is still a struggle on the five-year performance, but they take into consideration what has occurred during those years. In terms of fund management performance the City again is experiencing successful fund management of how the funds are invested, by diversifying the fund investment plan and strategy which is paying off very positively.

Alderman Berger moved that Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15). Alderman Boulton seconded the motion.

The motion passed unanimously on a roll call vote cast as follows: Alderman Harris – Aye; Alderman Maddox-Dallas – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; and Mayor Goldstein – Aye.

There being no further business the regular meeting adjourned at 8:11 p.m.

Mayor

ATTEST:

City Clerk